



Land Auction

Elsbernd Family Farmland

Blooming Prairie Township—Divide County, ND

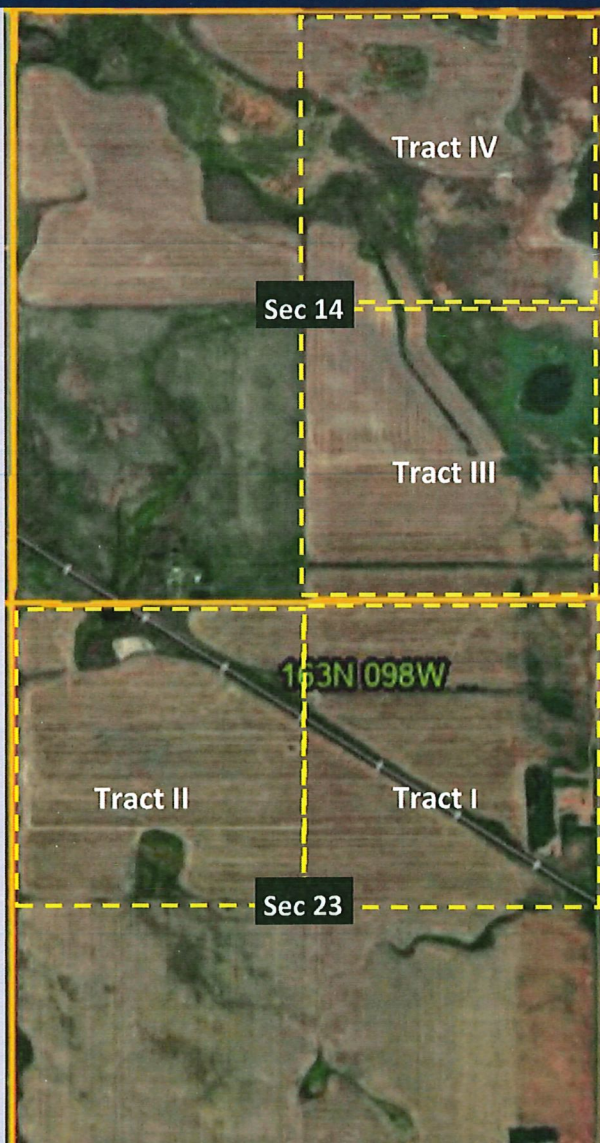


618.96 acres

Crosby, ND

**NE, NW 23-163N-98W
NE, SE 14-163N-98W**

Bids Due
October 18, 2025



**Located
Near
Crosby, ND**

Elsbernd Family Property

This is an exciting opportunity to purchase four quarter sections of farmland located in Northwestern North Dakota! This land is a mix of productive cropland and significant wildlife habitat!

If you're looking to add acres to your farming operation or invest in land that is rich in pheasant, moose and deer habitat, this is the property for you! Submit your bid today!

For Info: 701.641.8977

hauglandsactionauction.com

Bid Sheet
Elsbernd Family Property

All bids must be submitted per Tract, not per acre.

Sale does not include Mineral rights!!!

Written bids must be **submitted** by October 18, 2025 to:

Hauglands Action Auction
12520 104th St NW
Ambrose, ND 58833

Envelope must be marked **“Elsbernd Property”**.

OR: Text bid to: 701-641-8977:

email to hauglanddiane@gmail.com

Please **call to confirm** that your bid was received.

701-641-8977

Top 5 bidders on each Tract will be notified as to the
time of the Live Auction.

Successful bidder must have 10% down day of live auction.

Seller has the right to accept or reject any or all bids.

Continued on next page

Bid Sheet

Blooming Prairie Township, Divide County, North Dakota

Price per Tract, not acre

Does not include minerals, surface rights only!

Tract I -----\$ _____

NE 23- 163-98

150.75 Total acres

140.12 Tillable / 10.63 Non-tillable

Railroad runs through SW corner.

Tract II -----\$ _____

NW 23-163-98

151.52 Total acres

127.79 Tillable / 23.73 Non-tillable

Railroad runs through NE corner.

Tract III -----\$ _____

SE 14-163-98

158.83 Total acres

117.05 Tillable / 41.78 Non-tillable

Tract IV -----\$ _____

NE 14-163-98

157.85 Total acres

82.61 Tillable / 75.24 Non-tillable

Print Name _____ Date _____

Signature _____ Phone _____

Address _____ Email _____

Return completed BID SHEET by October 18, 2025

Call to Confirm receipt- 701-641-8977

R98W

31-A GAIL KOSTEK - 34 A



Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
618.95	474.99	474.99	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	474.99		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, SFLWR, MUSTD, CANOL, LENTI

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	320.20	0.00	36	
Safflower	8.20	0.00	488	
Mustard	26.90	0.00	756	
Canola	53.20	0.00	1258	
Lentils	32.40	0.00	669	
TOTAL	440.90	0.00		

NOTES

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Tract Number : 4467

Description : NE 14 163 98
FSA Physical Location : NORTH DAKOTA/DIVIDE
ANSI Physical Location : NORTH DAKOTA/DIVIDE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : ELSBERND AND MATTSON LAND PARTNERSHIP LLLP
Other Producers : None
Recon ID : None



Abbreviated 156 Farm Record

Tract Land Data

Tract 4467 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
157.85	82.61	82.61	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	82.61	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	56.20	0.00	36
Safflower	1.40	0.00	488
Mustard	4.70	0.00	756
Canola	9.30	0.00	1258
TOTAL	71.60	0.00	

NOTES

Tract Number : 4468

Description : NE 23 163 98
FSA Physical Location : NORTH DAKOTA/DIVIDE
ANSI Physical Location : NORTH DAKOTA/DIVIDE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : ELSBERND AND MATTSON LAND PARTNERSHIP LLLP
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
150.75	140.12	140.12	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	140.12	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	92.90	0.00	36

Abbreviated 156 Farm Record

Tract 4468 Continued ...

Safflower	2.40	0.00	488
Mustard	7.80	0.00	756
Canola	15.40	0.00	1258
Lentils	11.50	0.00	669
TOTAL	130.00	0.00	

NOTES

Tract Number : 4469

Description : SE 14;NW 23 163 98
FSA Physical Location : NORTH DAKOTA/DIVIDE
ANSI Physical Location : NORTH DAKOTA/DIVIDE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : ELSBERND AND MATTSON LAND PARTNERSHIP LLLP
Other Producers : None
Recon ID : None

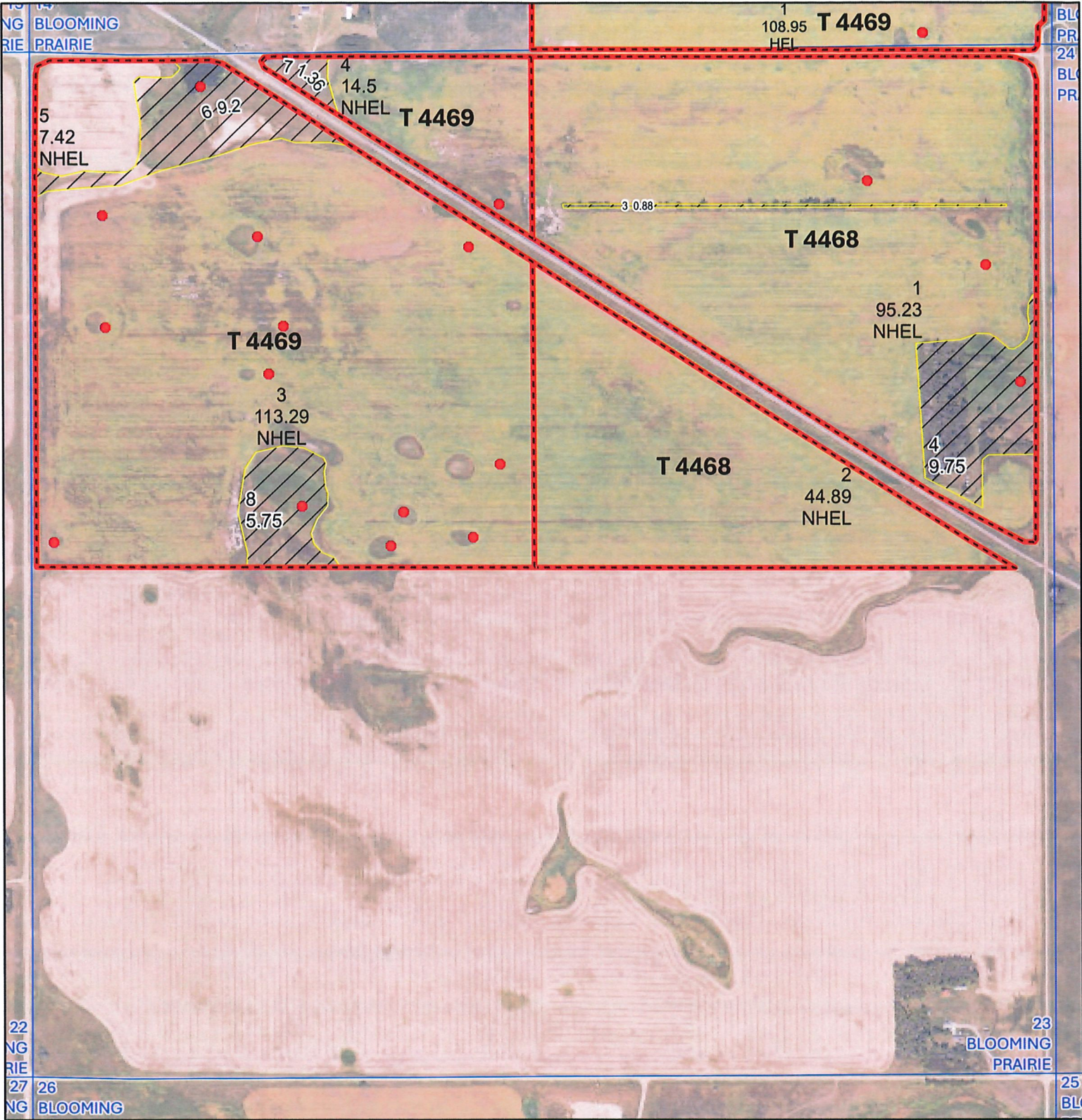
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
310.35	252.26	252.26	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	252.26	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	171.10	0.00	36
Safflower	4.40	0.00	488
Mustard	14.40	0.00	756
Canola	28.50	0.00	1258
Lentils	20.90	0.00	669
TOTAL	239.30	0.00	

NOTES



Tract Boundary Noncropland
 PLSS Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Unless Otherwise Noted:

- | | |
|--------------------------------|------------------------------|
| Barley = Spring for Grain | Soybeans = Common for Grain |
| Canola = Spring for Processing | Sunflowers = Oil for Grain |
| Corn = Yellow for Grain | Wheat = Spring for Grain |
| Flax = Common for Grain | All fields are non-irrigated |
| Oats = Spring for Grain | Shares are 100% to operator |

2025 Program Year
Phy. County: Divide
2023 imagery

S23 T163N R98W

0 340 680
Ft

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Map Created 04/09/2025

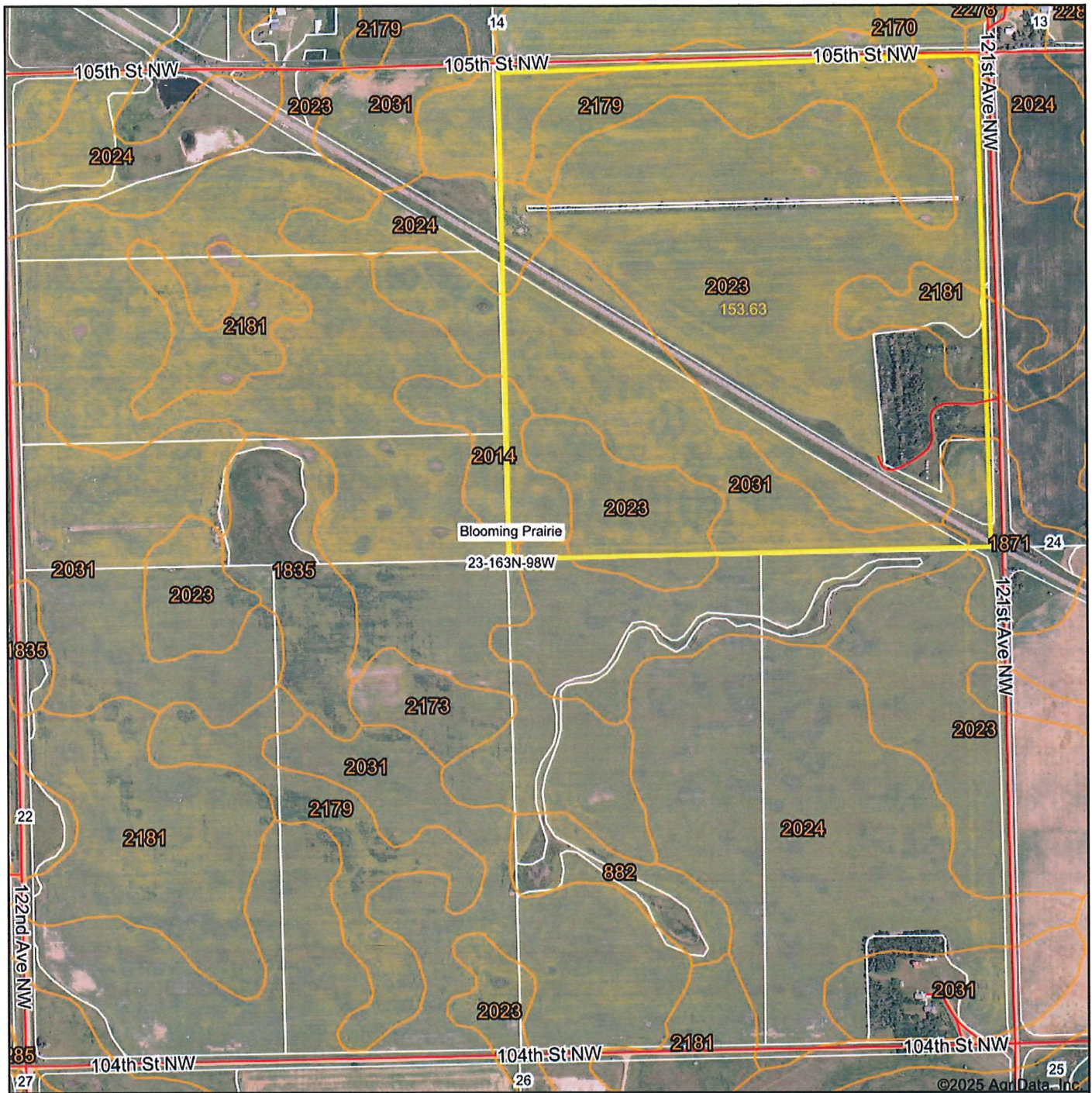
Tract I

NE 23 – 163-98

150.75 Total acres

140.12 Tillable / 10.63 Non-tillable

Aerial Map



Boundary Center: 48° 56' 3.19, -103° 21' 40.39

0ft 827ft 1654ft

23-163N-98W
Divide County
North Dakota



8/19/2025

Maps Provided By:

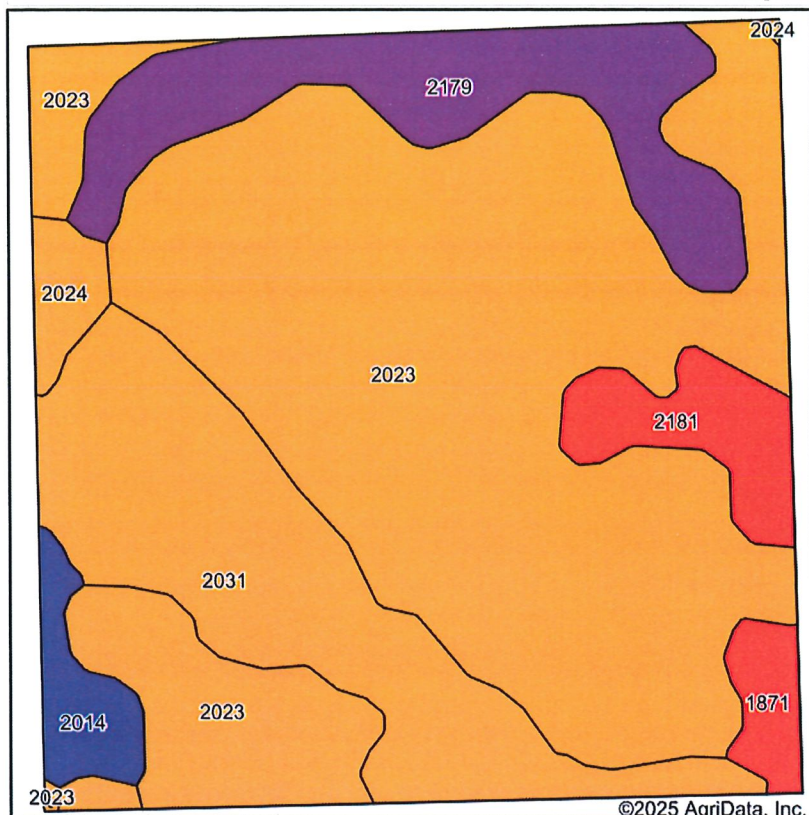


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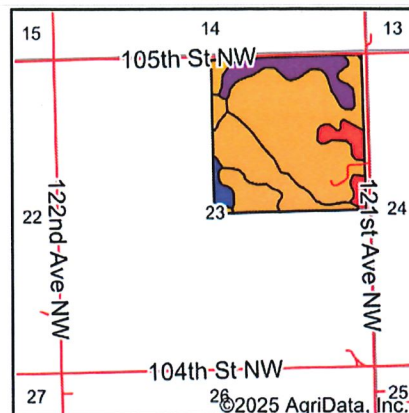
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Divide**
 Location: **23-163N-98W**
 Township: **Blooming Prairie**
 Acres: **153.63**
 Date: **8/19/2025**

Maps Provided By:



Area Symbol: ND023, Soil Area Version: 24

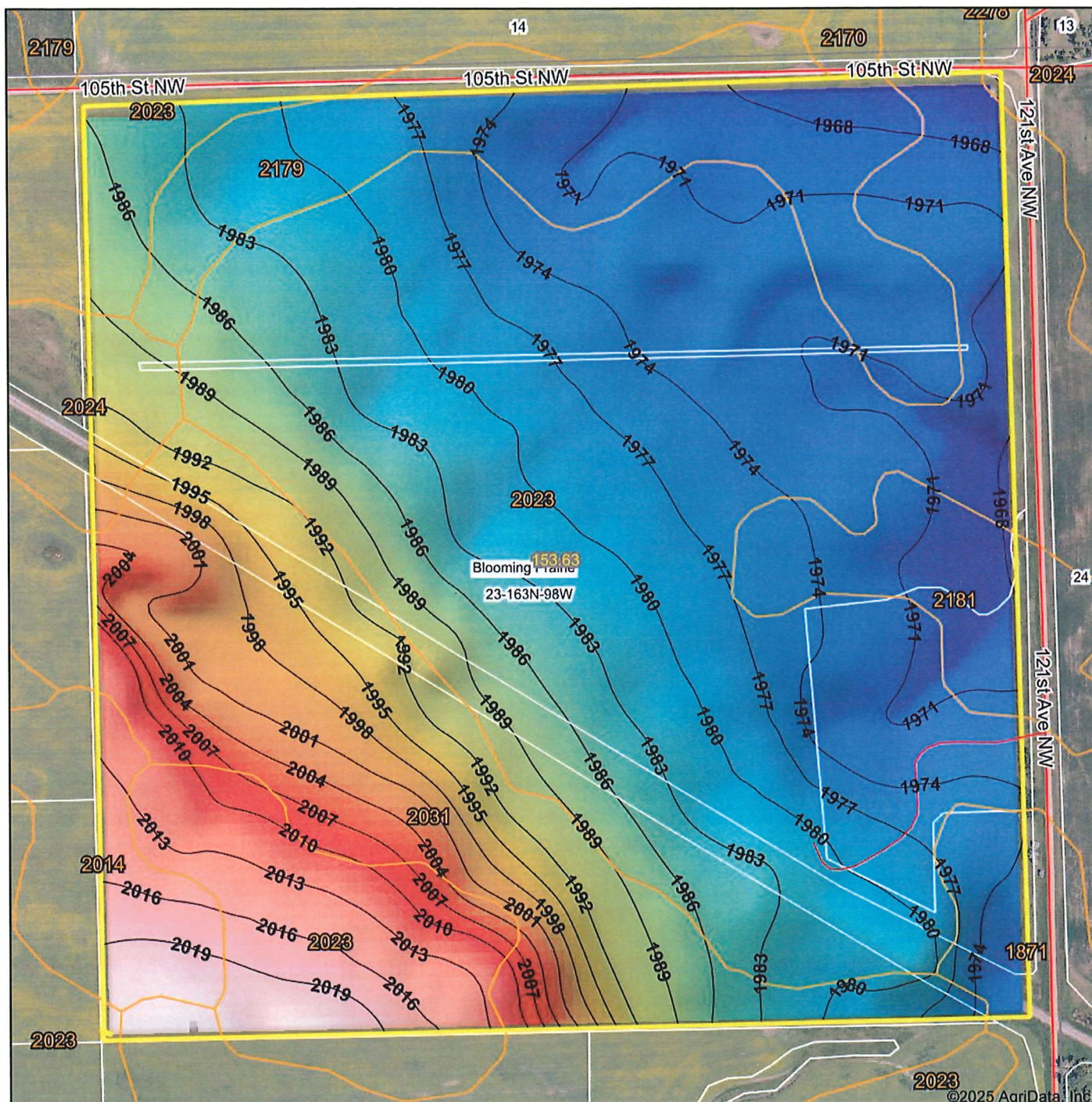
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall
2023	Williams-Niobell loams, 0 to 3 percent slopes	91.78	59.7%		> 6.5ft.	Moderately well drained	IIc	2401	80	24
2031	Williams-Zahl loams, 3 to 6 percent slopes	28.52	18.6%		> 6.5ft.	Well drained	Ile	2426	76	40
2179	Noonan-Niobell loams, 0 to 6 percent slopes	17.84	11.6%		0.5ft. (Natric)	Moderately well drained	IVs	2096	57	20
2181	Miranda-Noonan loams, 0 to 3 percent slopes	6.33	4.1%		0.3ft. (Natric)	Somewhat poorly drained	VIIs	1647	44	20
2014	Williams-Bowbells loams, 0 to 3 percent slopes	3.80	2.5%		> 6.5ft.	Well drained	IIc	2422	90	26
1871	Vallers loam, saline, 0 to 1 percent slopes	2.82	1.8%		> 6.5ft.	Poorly drained	IIIs	3675	42	21
2024	Williams-Niobell loams, 3 to 6 percent slopes	2.54	1.7%		> 6.5ft.	Well drained	Ile	2410	76	24
Weighted Average							2.42	2363.2	74.6	*n 26.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,965.6

Max: 2,021.7

Range: 56.1

Average: 1,984.7

Standard Deviation: 13.65 ft

0ft 434ft 868ft



23-163N-98W
Divide County
North Dakota

Boundary Center: 48° 56' 3.19, -103° 21' 40.39

Maps Provided By:



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 Field borders provided by Farm Service Agency as of 5/21/2008.

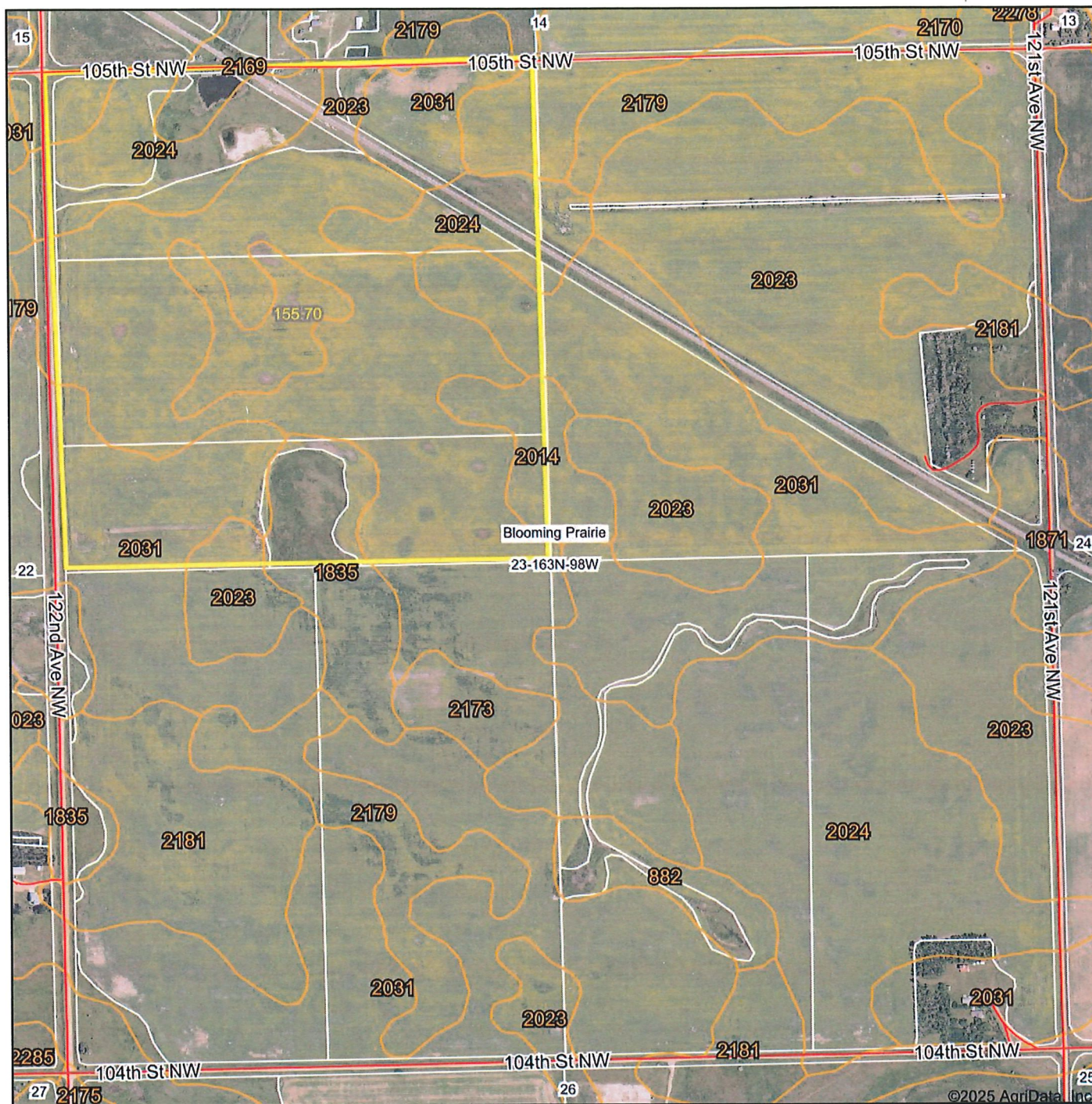
Tract II

NW 23 – 163-98

151.52 Total Acres

127.79 Tillable / 23.73 Non-tillable

Aerial Map



Boundary Center: 48° 56' 3.43, -103° 22' 19.55

0ft 827ft 1654ft

23-163N-98W
Divide County
North Dakota

Maps Provided By:



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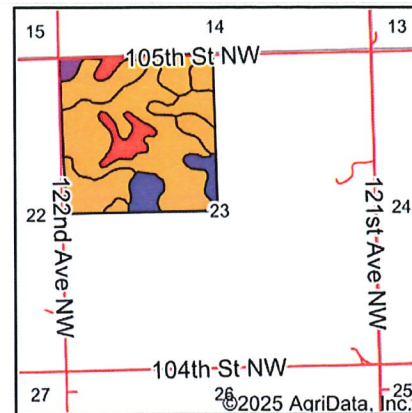
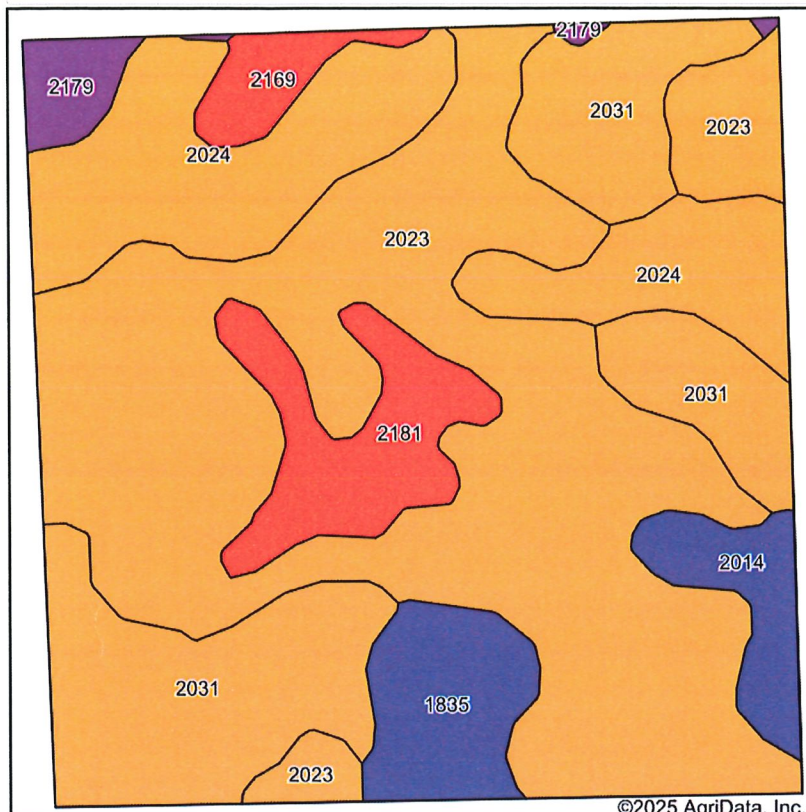
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Field borders provided by Farm Service Agency as of 5/21/2008.



8/19/2025

Soils Map



State: **North Dakota**
 County: **Divide**
 Location: **23-163N-98W**
 Township: **Blooming Prairie**
 Acres: **155.7**
 Date: **8/19/2025**

Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: ND023, Soil Area Version: 24

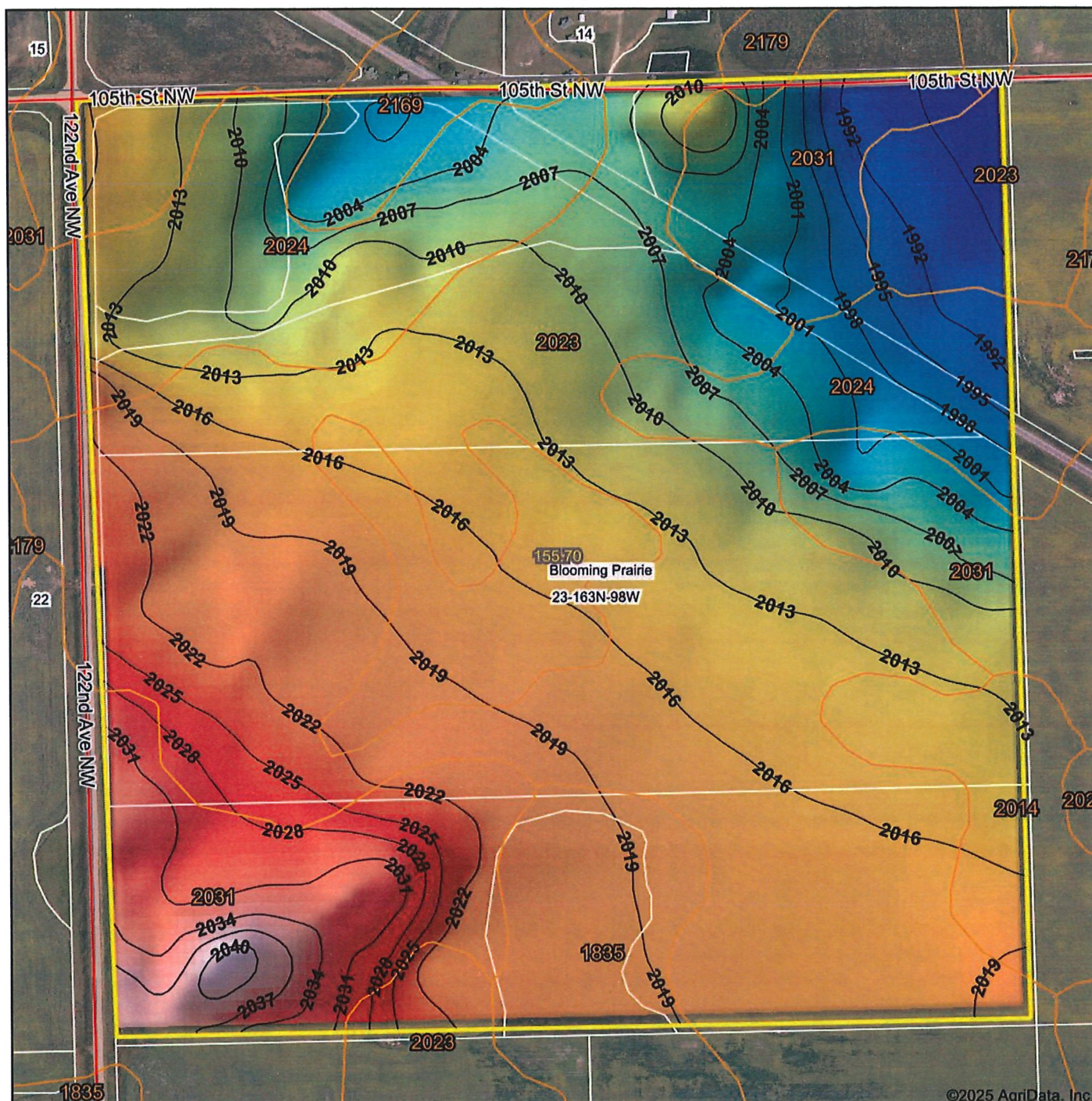
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall
2023	Williams-Niobell loams, 0 to 3 percent slopes	72.38	46.5%		> 6.5ft.	Moderately well drained	IIc	2401	80	24
2031	Williams-Zahl loams, 3 to 6 percent slopes	30.35	19.5%		> 6.5ft.	Well drained	Ile	2426	76	40
2024	Williams-Niobell loams, 3 to 6 percent slopes	24.36	15.6%		> 6.5ft.	Well drained	Ile	2410	76	24
2181	Miranda-Noonan loams, 0 to 3 percent slopes	9.67	6.2%		0.3ft. (Natric)	Somewhat poorly drained	VIIs	1647	44	20
1835	Tonka silt loam, 0 to 1 percent slopes	7.74	5.0%		> 6.5ft.	Poorly drained	IIW	4347	81	15
2014	Williams-Bowbells loams, 0 to 3 percent slopes	5.14	3.3%		> 6.5ft.	Well drained	IIc	2422	90	26
2169	Harriet, Regan, and Stirum soils, 0 to 2 percent slopes	3.12	2.0%		0.2ft. (Natric)	Poorly drained	VIIs	3712	37	17
2179	Noonan-Niobell loams, 0 to 6 percent slopes	2.94	1.9%		0.5ft. (Natric)	Moderately well drained	IVs	2096	57	20
Weighted Average							2.37	2478.4	75.4	*n 26.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



©2025 AgriData, Inc.

Low Elevation High

Source: USGS 10 meter dem
Interval(ft): 3

Min: 1,986.4

Max: 2,041.7

Range: 55.3

Average: 2,014.1

Standard Deviation: 9.78 ft



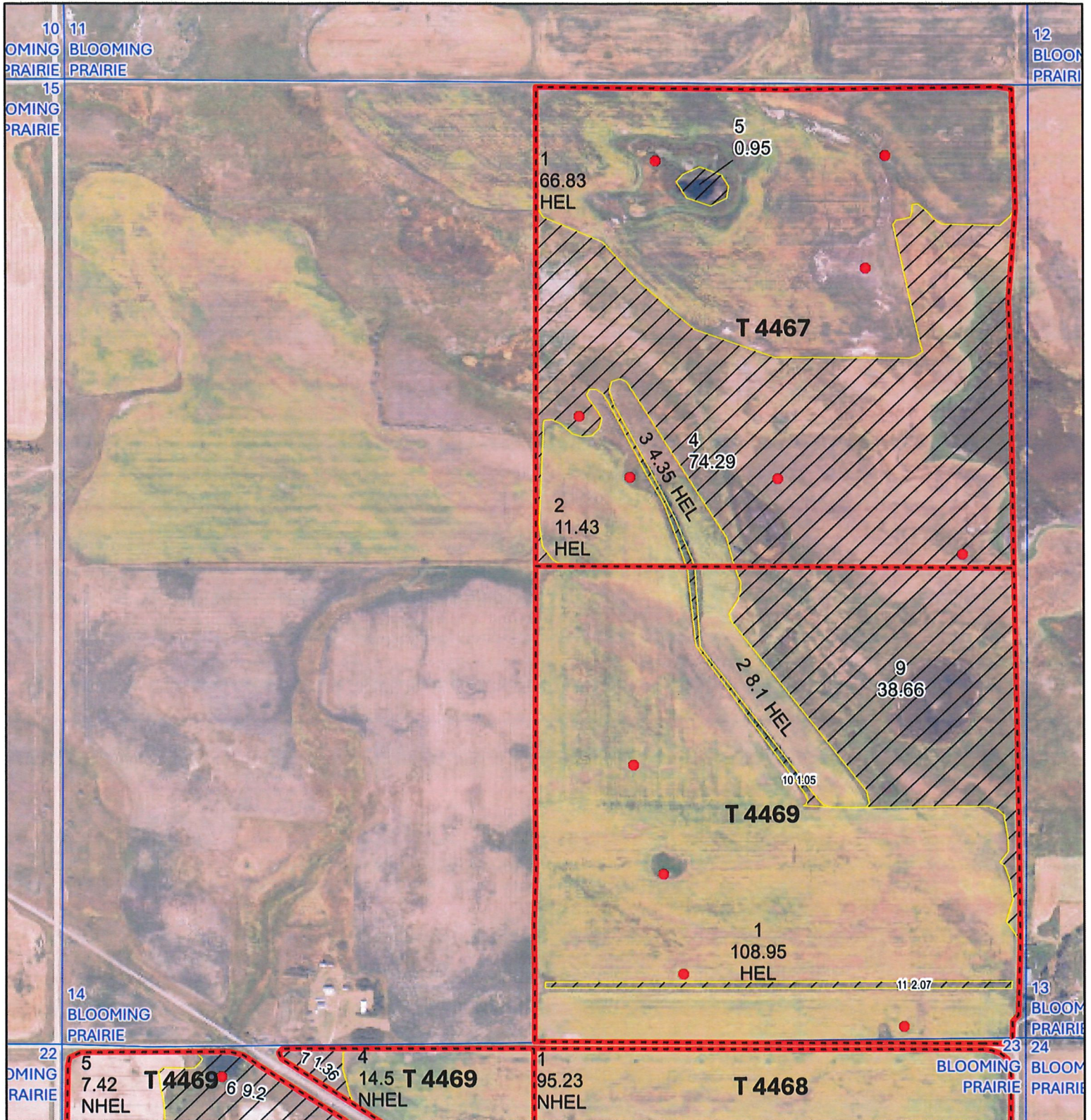
8/19/2025

23-163N-98W
Divide County
North Dakota

Boundary Center: 48° 56' 3.43, -103° 22' 19.55

Maps Provided By:

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Field borders provided by Farm Service Agency as of 5/21/2008.



- Tract Boundary
- Noncropland
- PLSS
- Cropland

- Wetland Determination Identifiers
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

- Unless Otherwise Noted:
- Barley = Spring for Grain
 - Canola = Spring for Processing
 - Corn = Yellow for Grain
 - Flax = Common for Grain
 - Oats = Spring for Grain

- Soybeans = Common for Grain
- Sunflowers = Oil for Grain
- Wheat = Spring for Grain
- All fields are non-irrigated
- Shares are 100% to operator

2025 Program Year
Phy. County: Divide
2023 imagery

S14 T163N R98W

0 360 720
Ft

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Map Created 04/09/2025

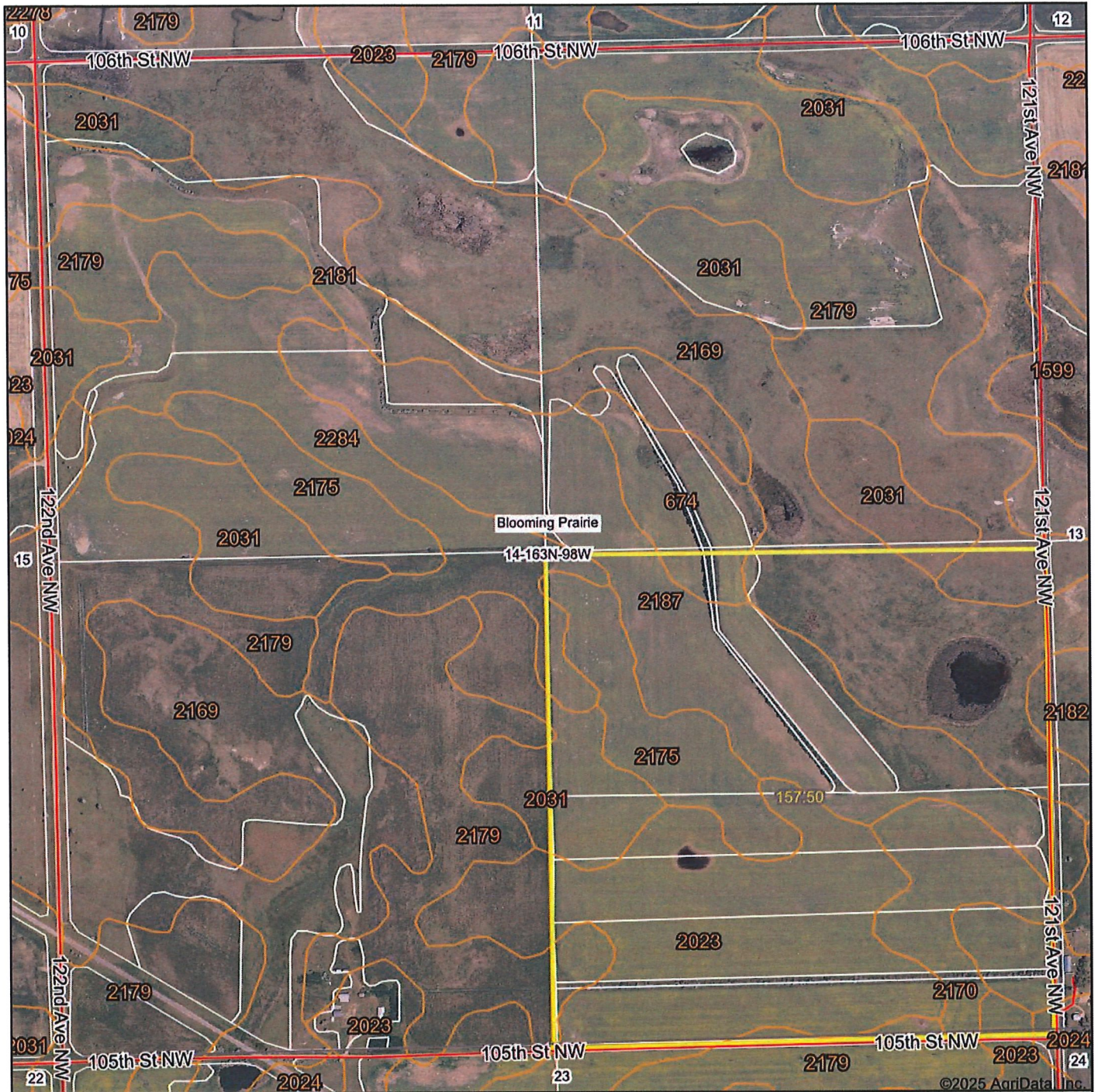
Tract III

SE 14 - 163-98

158.83 Total acres

117.05 Tillable / 41.78 Non-tillable

Aerial Map



Boundary Center: 48° 56' 29.26, -103° 21' 40.09

0ft 821ft 1642ft

14-163N-98W
Divide County
North Dakota

Maps Provided By:



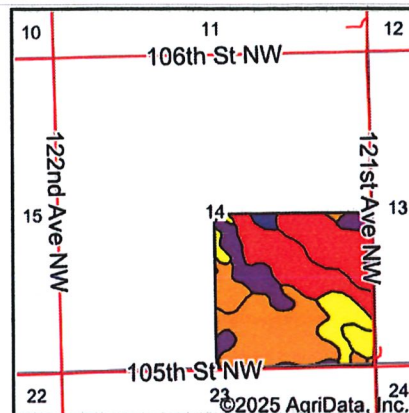
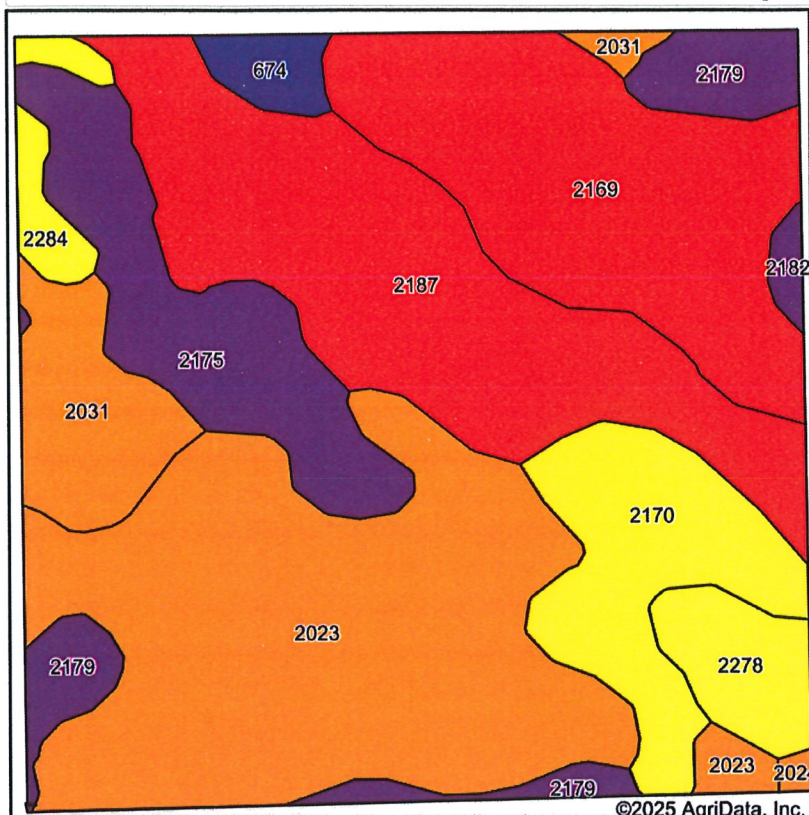
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www.AgriDataInc.com

8/19/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **North Dakota**
 County: **Divide**
 Location: **14-163N-98W**
 Township: **Blooming Prairie**
 Acres: **157.5**
 Date: **8/19/2025**

Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: ND023, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall
2023	Williams-Niobell loams, 0 to 3 percent slopes	45.54	29.2%		> 6.5ft.	Moderately well drained	IIc	2401	80	24
2187	Appam-Wabek complex, 1 to 6 percent slopes	30.78	19.5%		> 6.5ft.	Somewhat excessively drained	IIle	2215	39	24
2169	Harriet, Regan, and Stirum soils, 0 to 2 percent slopes	26.15	16.6%		0.2ft. (Natric)	Poorly drained	VIIs	3712	37	17
2175	Zahl-Williams loams, 6 to 9 percent slopes	14.41	9.1%		> 6.5ft.	Well drained	IVe	2348	60	40
2170	Divide loam, 0 to 2 percent slopes	13.50	8.6%		> 6.5ft.	Somewhat poorly drained	IIIs	3685	61	20
2031	Williams-Zahl loams, 3 to 6 percent slopes	8.58	5.4%		> 6.5ft.	Well drained	IIe	2426	76	40
2179	Noonan-Niobell loams, 0 to 6 percent slopes	7.48	4.7%		0.5ft. (Natric)	Moderately well drained	IVs	2096	57	20
2278	Dooley-Zahl complex, 3 to 6 percent slopes	4.94	3.1%		> 6.5ft.	Well drained	IIle	2379	67	24
2284	Parshall-Tally-Dooley fine sandy loams, 0 to 6 percent slopes	2.73	1.7%		> 6.5ft.	Well drained	IIle	2480	64	33
674	Farnuf loam, 0 to 2 percent slopes	2.21	1.4%		> 6.5ft.	Well drained	IIc	2482	87	39
2182	Portal-Lihen fine sandy loams, 0 to 3 percent slopes	0.84	0.5%		0.5ft. (Natric)	Moderately well drained	IVs	2275	51	23

Soils data provided by USDA and NRCS.

Maps Provided By:



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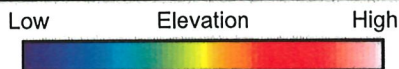
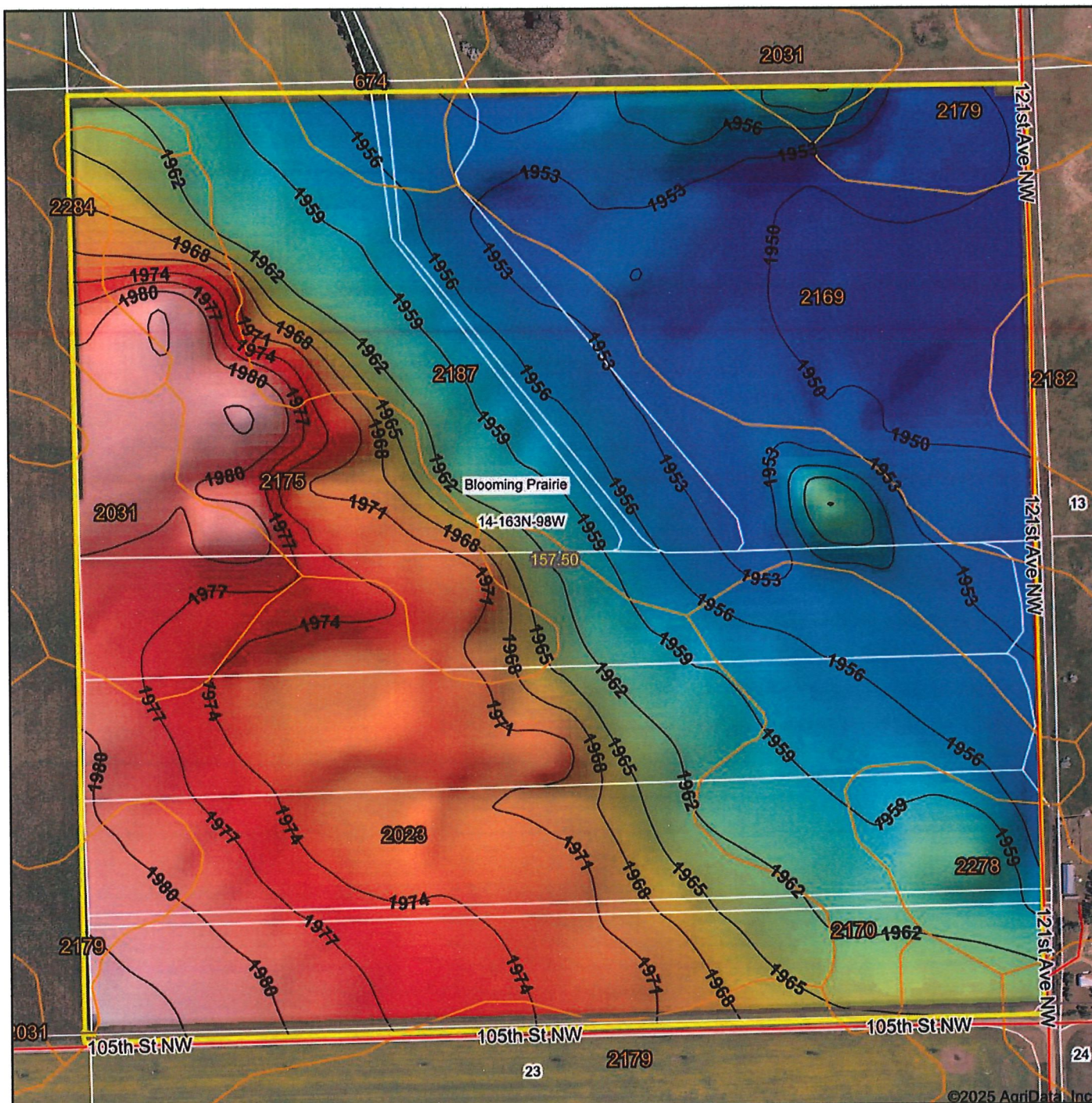
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Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall
2024	Williams-Niobell loams, 3 to 6 percent slopes	0.34	0.2%		> 6.5ft.	Well drained	Ile	2410	76	24
Weighted Average							3.20	2675.6	59.3	*n 25

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



Source: USGS 10 meter dem
Interval(ft): 3

Min: 1,948.1

Max: 1,985.3

Range: 37.2

Average: 1,963.7

Standard Deviation: 10.43 ft



14-163N-98W
Divide County
North Dakota

Boundary Center: 48° 56' 29.26, -103° 21' 40.09

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

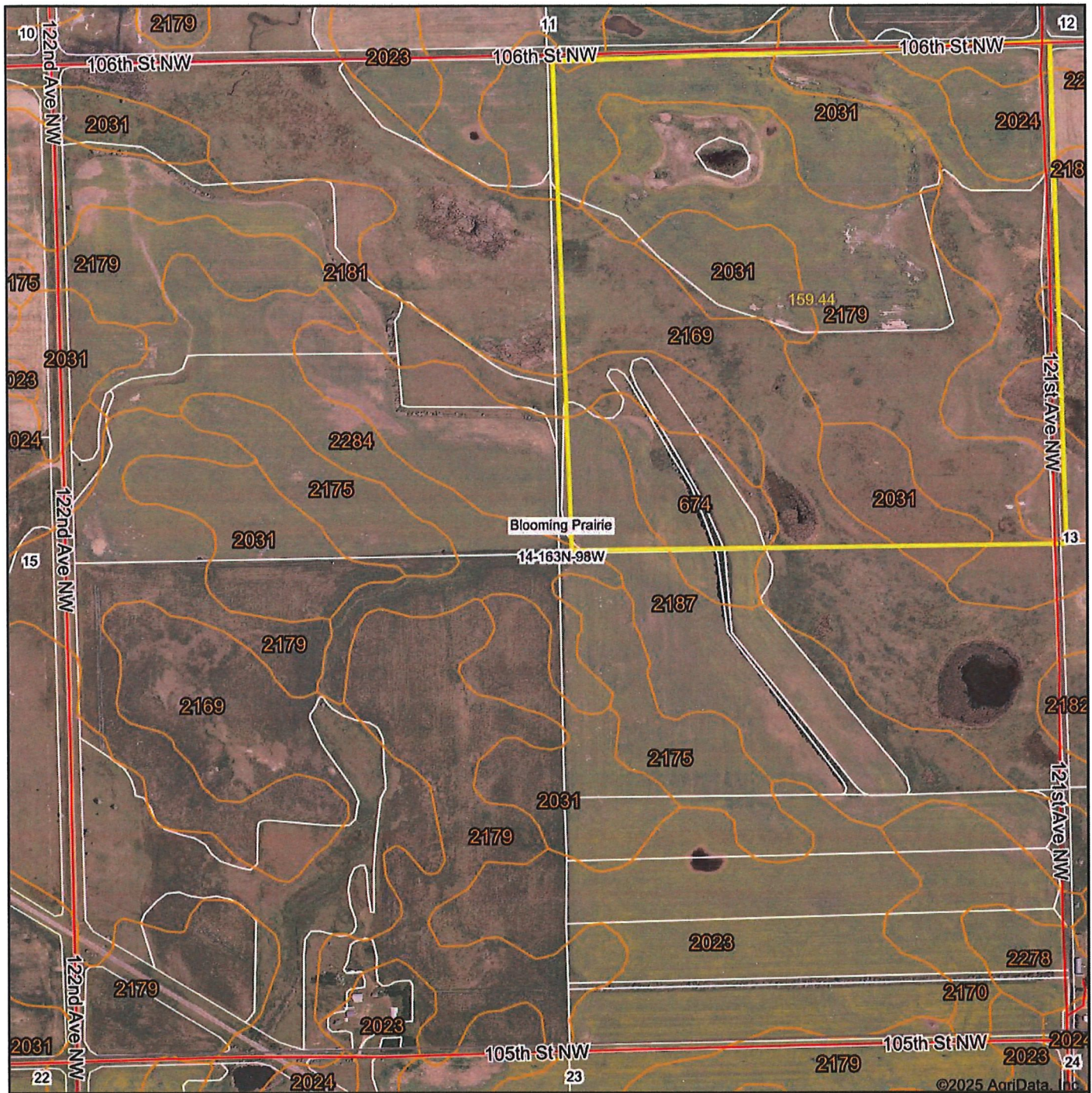
Tract IV

NE 14 -163-98

157.85 Total acres

82.61 Tillable / 75.24 Non-tillable

Aerial Map



Boundary Center: 48° 56' 55.34, -103° 21' 39.19

0ft 824ft 1648ft



8/19/2025

Maps Provided By:

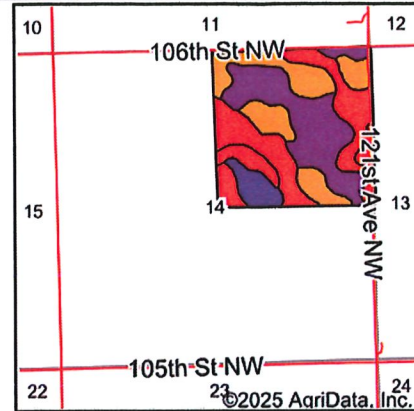
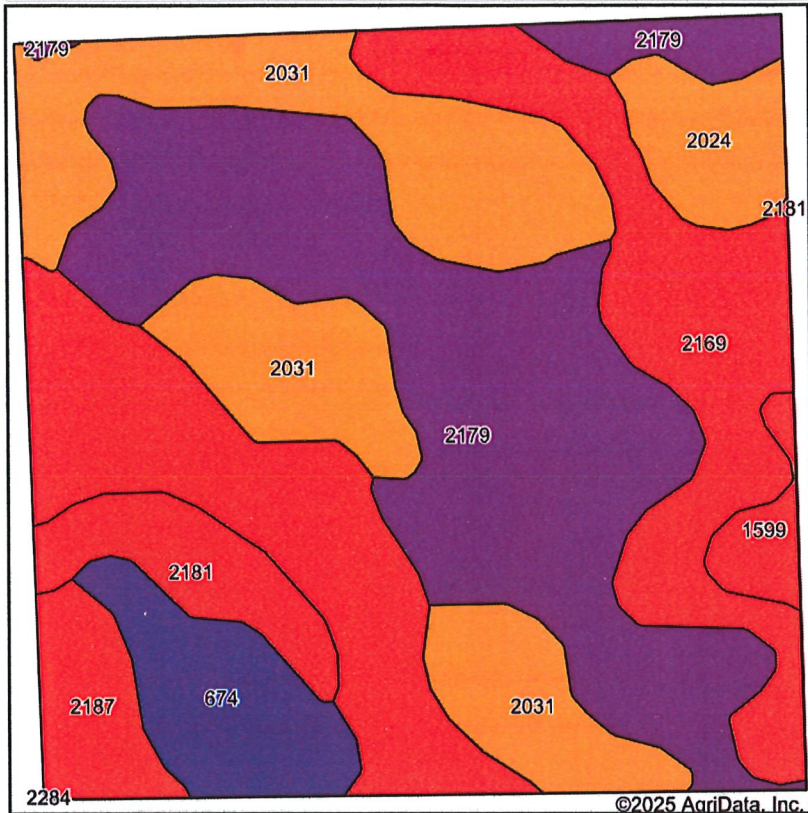


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Field borders provided by Farm Service Agency as of 5/21/2008.

14-163N-98W
Divide County
North Dakota

Soils Map



State: **North Dakota**
 County: **Divide**
 Location: **14-163N-98W**
 Township: **Blooming Prairie**
 Acres: **159.44**
 Date: **8/19/2025**

Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: ND023, Soil Area Version: 24

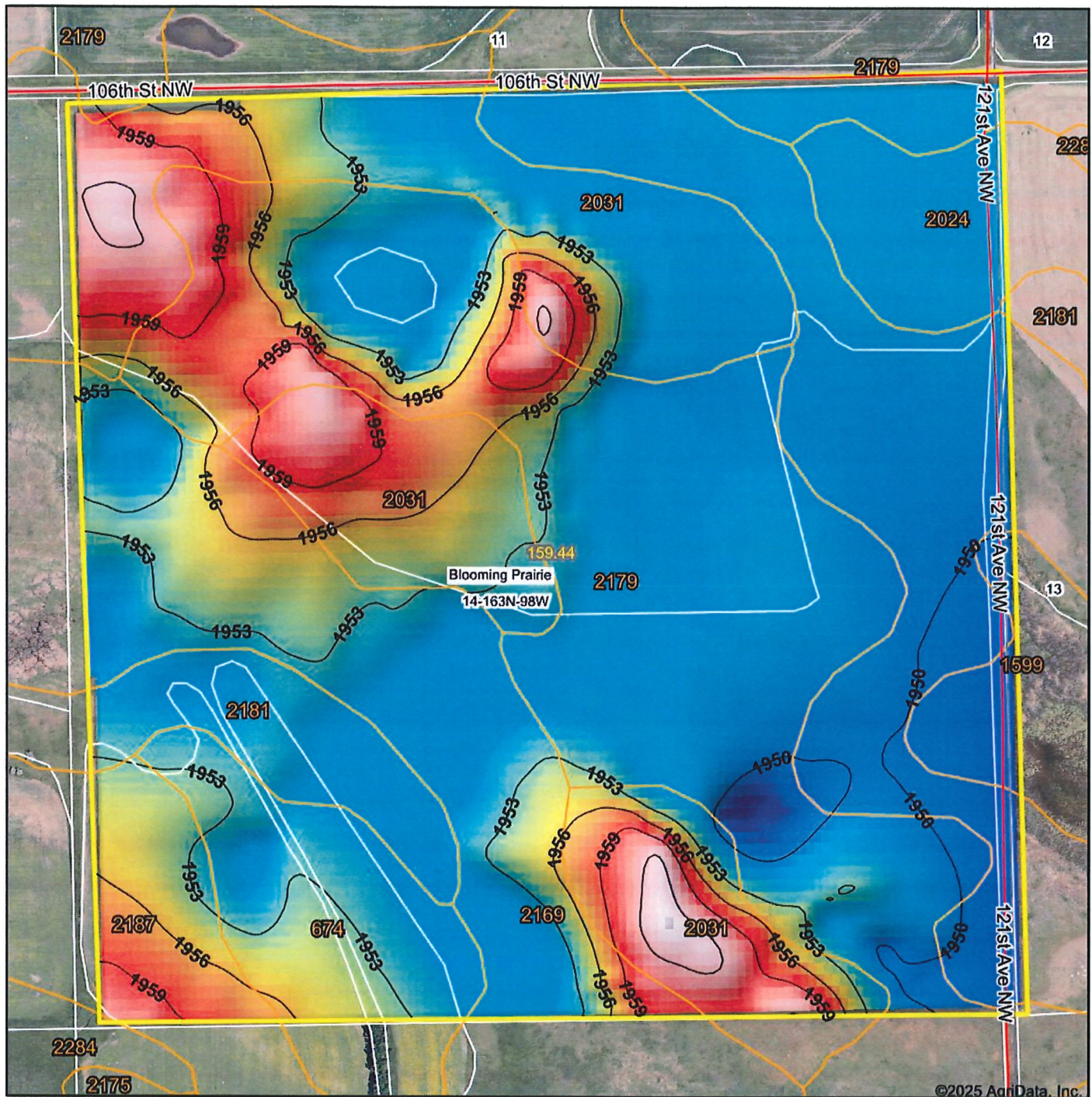
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall
2179	Noonan-Niobell loams, 0 to 6 percent slopes	48.85	30.7%		0.5ft. (Natric)	Moderately well drained	IVs	2096	57	20
2169	Harriet, Regan, and Stirum soils, 0 to 2 percent slopes	44.91	28.2%		0.2ft. (Natric)	Poorly drained	VIIs	3712	37	17
2031	Williams-Zahl loams, 3 to 6 percent slopes	34.74	21.8%		> 6.5ft.	Well drained	Ile	2426	76	40
674	Farnuf loam, 0 to 2 percent slopes	9.64	6.0%		> 6.5ft.	Well drained	Ile	2482	87	39
2181	Miranda-Noonan loams, 0 to 3 percent slopes	6.86	4.3%		0.3ft. (Natric)	Somewhat poorly drained	VIIs	1647	44	20
2024	Williams-Niobell loams, 3 to 6 percent slopes	6.10	3.8%		> 6.5ft.	Well drained	Ile	2410	76	24
2187	Appam-Wabek complex, 1 to 6 percent slopes	5.72	3.6%		> 6.5ft.	Somewhat excessively drained	IIIe	2215	39	24
1599	Salt flats	2.62	1.6%		> 6.5ft.	Very poorly drained	VIIIIs	830	7	17
Weighted Average							4.05	2622.6	56	*n 24.9

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



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Source: USGS 10 meter dem
Interval(ft): 3

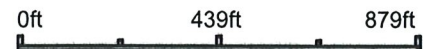
Min: 1,947.7

Max: 1,962.9

Range: 15.2

Average: 1,953.2

Standard Deviation: 3.15 ft



14-163N-98W
Divide County
North Dakota

Boundary Center: 48° 56' 55.34, -103° 21' 39.19

Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.